

Preproposal Meeting-20260527_182136UTC-Meeting Recording

May 27, 2026, 6:21PM

 **Ian Munar** 2:57

Hi, Jeanot.

 **Jeanot Muster** 2:59

KD.

 **Ian Munar** 3:01

Just to let you know, I don't know if I'm going to be able to stay for the whole meeting, but just going to stay on for a little bit at least just to make sure people are getting on and if I get any emails of anyone. And I joined clicking on the link on the RFP website or webpage. So

 **Jeanot Muster** 3:07

O.

I.

Yep.

 **Ian Munar** 3:21

It seems like it's working fine, so I'm hoping that everyone can get in no problem.

 **Jeanot Muster** 3:26

Yep.

Sounds good.

I am just getting everything ready on my end.

 **Ian Munar** 3:52

Hi, Otto.

 **Otto W. Bisno** 3:53

Hey guys, how's it going?



Ian Munar 3:55

Good, thank you.

Are you going to be able to edit the video so that you can cut off this first part of it?



Jeanot Muster 4:03

I can.



Otto W. Bisno 4:03

Au.

I guess if you, okay.



Jeanot Muster 4:08

I can do that.

I can do that if you want me to.



Ian Munar 4:12

Yeah, just so that we only share with the online once you start adding people.



Jeanot Muster 4:19

Yeah.



Otto W. Bisno 4:43

Do we, it says the chat is turned off for this meeting. Do we want to have it turned on so people can ask questions there? Or do we want to limit it to, okay.



Jeanot Muster 4:49

Yes.

No, turn it on, please.



Ian Munar 4:54

Can you moderate it though, Otto?



Otto W. Bisno 4:57

Yes.

 **Prevendar, Amanda** 5:14

Gonna say I jumped in early, but I can jump out if you feel like you need some extra time.

 **Jeanot Muster** 5:18

Oh, no, no. You're welcome to hang out and just watch.

 **Prevendar, Amanda** 5:20

Okay.

 **Jeanot Muster** 5:32

I'll do, we'll do introductions here once we start.

 **Otto W. Bisno** 6:13

So I think we might have to just have people raise their hand and ask questions, because it doesn't look like I can toggle the settings to enable the chat on the invite itself.

 **Jeanot Muster** 6:24

Let me see.

I just enabled the chat.

 **Otto W. Bisno** 6:51

Okay, sweet.

 **Ian Munar** 8:38

Jeanot, it's 1130. Do you want to go ahead and get started?

 **Jeanot Muster** 8:42

No, I'm going to give everyone 5 minutes. We'll start at 1135.

Because I think there's going to be a few people late.

There always are.

For anyone that didn't catch it, we're giving every, we'll start at 1135.

Just so everyone can get in.

E.

Yeah.

All right, I'm going to start this. My name is Jeanot, Jeanot Muster. I am the Director of Facilities for ICHS. Everybody's been muted right now. Otto is going to be moderating for me. The chat's been enabled, so if you have questions, Go ahead and put your questions in the chat, because, or put a placeholder if you want, because we are going to be, once I finish presenting all this information, we'll do question and answer because we've been getting a lot of questions. And we will be answering them in the chat.

order received within the chat and then Otto will be unmuting you for them for those questions. I'm going to share my screen now and show you some information and then we'll go over the geotech report and the hazmat survey.

And then like I said, open it up for questions.

All right.

All right.

Ian or Otto, can you confirm you see my screen?



Otto W. Bisno 14:30

Yep, I can see it.



Jeanot Muster 14:31

Cool. So this is the site right here. This is the piece of property that we have purchased and currently own. However, we are trying to purchase this piece of property

right next door, which would, you know, expand the scope. So just wanted to clarify what's going on with that. There was a, there's been some boring sites that happened back in 92 in these two locations and a more recent boring in 20.

three in these three locations right here. Asbestos sampling has been performed in all the blue spots shown on the screen. PCB, there was one location sampled because it was suspect and lead sampling occurred in these five spots.

The.

So I forgot to mention, all of this that you're seeing today will be put up on the same page where you found this link. These files will be posted at 1230.

or shortly thereafter. So you align and then we'll put the video and the transcript up for review and for anyone that missed the meeting. So for the geotech report, just to

give you some info, there is, so this spot right here is the spot of interest. There is a slope to this hill, an upward slope. This is the low point. And there was water found. I think we can go 2 levels deep before before water comes back. So the, let's see, let me find that quickly. So the southwest corner of the site, 16 to 18 feet below grade. It was fine grain deposits, but then it was 25 and a half feet below grade is where they started finding water. I know that's going to be of interest to you guys. And again, that's this corner right here. And then for Hazmat. Like I said, this part is going to be really quick. I know that no PCBs were found. So they found, they did find asbestos, but in amounts that were lower than 1%. So it's exempt. from disposal requirements, but still needs to be called out as a potential hazard. Like I said, no. No PCB. was found, but lead paint was used. And that was on the exterior paint and some of the interior paint in the nail salon. And like I said, this was, this will all be posted. All right. I will open it up for questions. Does anyone, you can raise your hand if you have a question too.



Otto W. Bisno 18:18

Looks like we have a question in the chat.



Jeanot Muster 18:24

For contracts, so...

Where the executive team wants to speed this process up. Immediately after architect is chosen, we want to bring the GC in for, there's going to be an RFP for a GC. The intent is so the design includes them.

Um...

Yes, the design. I'm just trying to figure out what you mean. Ashley, can we unmute Ashley?

AW Ashlee Washington 19:13

Yes.

 **Jeanot Muster** 19:14

Okay, so your question is if it has to be fully completed within 45 days?

AW Ashlee Washington 19:22

Yes.

 **Jeanot Muster** 19:23

I don't, we want to expedite it, but 45 days, I mean.

AW Ashlee Washington 19:27

Okay.

 **Jeanot Muster** 19:30

I think that's pushing it.

I don't think we'll be, we'll have full complete design, schematic design by then.

AW Ashlee Washington 19:39

Okay, I wasn't sure on the, in no less than 45 calendar days, but if that's not a hard, hard date, then that's great.

 **Jeanot Muster** 19:41

And...

Yeah, I'm not, it's not a hard date.

Yeah.

AW Ashlee Washington 19:49

but quickly.

Chiu.

Okay.

 **Jeanot Muster** 20:11

Point.

It's...

they don't understand the reality of the situation. So, but, you know, we wrote it, you know.

to what they wanted, but there's some impossible intents there. Does that answer your questions?

 **Ashlee Washington** 20:31

Yes. Thank you.

 **Jeanot Muster** 20:32

K.

Is there a stated page limit for the RFP? No.

There is not.

Does that answer your question, Alan?

 **Ellen Hagen** 20:45

Yes.

 **Jeanot Muster** 20:46

Cool.

Any other questions?

I know we got 5 questions. Ian, could you read off the questions that we've received so I can get those just answered and have them in the recording?

 **Ashlee Washington** 20:53

Mhm.

 **Jeanot Muster** 21:08

Scott has a question. Has the parking program and stall count been established?

There is an idea of roughly how many stalls are possible, but we are not fixed on a specific count. I mean, we realize that there's mechanical and vaults that are going to be required down there.

But international district parking is a nightmare. So we want to maximize parking to the fullest extent. Does that answer your question?

This is part going to be part of the design process. Cool.

Okay, Ian, you want to read off the first question?

Or, or paste it into the chat.



Ian Munar 21:56

You know, most of the questions are around this meeting, which we've answered already. The other question was around having alternate meeting availabilities, which I think we said we are not planning on additional walks.



Jeanot Muster 22:00

Okay.



Ian Munar 22:14

walkthroughs, just the one that we're going to be offering later today. And then the last question was a question from a GC, and so I didn't add that to the list of questions.



Jeanot Muster 22:16

Yeah.

Okay, yeah, yeah.

I can answer that one later. Ashley posted a question, pre-designed programming, operational planning, what has already been completed? We've done some very rough.

ideas, but as part of the design process, we intend to bring in the leaders of all the different departments. So the idea is we want to maximize, we want to go as far as deep as we can below ground, 2 levels, and we'd like to go as high as we can.

before we hit the fire code changes that require different materials. So I think that's 7 to 8 levels. There's likely to be some shell space left and only TI out the levels that we will be occupying. On the first floor, there's going to

Gonna need to have, you know, the city, I can't remember what it's called, but we're gonna have to have some spaces available for.

other tenants like coffee, whatever. We would intend to fill one of those spaces with our pharmacy. That way they can have their own isolated walled off space that is under its own, you know, system, you know, security wise.

And then the other...

That is, uh, will.

That is up for, you know, it'd be just Shell and then whatever tenant we find would end up in there. Hopefully coffee because there's no coffee around here. And then it's likely to be medical.

AW **Ashlee Washington** 24:00

Mm.

 **Jeanot Muster** 24:04

on the 1st floor, along with its associated bits and pieces like behavioral health vision. On the 2nd floor, likely to be dental, possibly acupuncture.

And...

above that administration because this is to serve as our headquarters.

Does that answer your question, Ashley?

AW **Ashlee Washington** 24:34

Yes, perfectly.

 **Jeanot Muster** 24:35

K.

Related to Abundance has posted a question, are there timeline requirements?

We.

I mean...

There's what is wanted and what can realistically happen.

The timelines placed in there are the wishes, but I don't think...

It's actually possible for some of that because there's more time that's going to be needed, but we're pretty flexible.

I just know that, like I said, their leases end December 31st of this year. We could start demolitions anytime thereafter and excavation, but we don't need to have a, we don't need to, I don't think it'll be possible to start building.

immediately after that. Does that answer your question?

AY **Abundance Yeh** 25:46

Yeah, I was more related, specifically thinking of...

Uh, I uh, specific timelines for your current space, not necessarily uh, the tenant spaces.



Jeanot Muster 25:56

E.

They're not. Yeah, they're not. The tenants will be leaving December 31st, but the rest of the timelines are not hard.



Abundance Yeh 26:09

Understood. Thank you.



Jeanot Muster 26:11

Yep.

Any other questions?

This is your time. Ask away.

How many of you are going to be at the sidewalk today?

Okay, the meeting place, oops, what am I doing? So this is the current, we currently occupy, we currently lease this block right here. The meeting point is going to be the courtyard right here in the front. And then we'll stroll on over, take a look at it all.

So this is the spot. Like I said earlier, parking is a nightmare around here. So plan for that. That you're probably going to end up parking a couple blocks away because yeah, there's no parking.

OK, Ashley has a question: RFP includes cost modeling as to versus.

Yes, you should include a third-party cost estimator.

We do not have one in-house.

But include it as a add-on, because once we do the GC RFP, I mean, you're going to part, the architect will partner with the GC, you know, and that can be worked out between you two.

Does that make sense?

So we may end up change ordering it out of the contract.

K.

Eric.

Let me unmute you.

Or can you unmute him?

Otto.

I think you can unmute yourself, Eric. Try that.

RE **Ritchey, Eric** 28:43

Oh sorry, I just had my hand up for the sidewalk. No question.

 **Jeanot Muster** 28:46

Oh yeah. Oh, that was, you didn't have a question. Okay.

RE **Ritchey, Eric** 28:49

No.

 **Jeanot Muster** 28:50

Got it.

Anybody else?

RE **Ritchey, Eric** 28:58

You picked a good day for a sidewalk.

 **Jeanot Muster** 29:00

I know.

One thing I want to say, this second floor structure has wood beams that traverse the entire north-south length and they're solid wood and they're massive beams that are like, I want to say 10 inches by 24 inches in size, maybe 32.

And it's old growth. The story I got was that it was, they were, it's from trees that were cut down in Oregon, shipped up here when they constructed this. And I mean, the wood alone is worth a nice piece of change.

But if we could incorporate that wood into the construction, it's something worth thinking about.

Because it's old growth.


And I don't want to just dump it. I would love to be able to reuse it in some way.


No, there is. We didn't. We have some rough ideas, but we want to see what.


What is?


Realistically thought.


Other questions?


 **Ellen Hagen** 30:44
Jeanot, I have a question.


 **Jeanot Muster** 30:45
Go ahead.


 **Ellen Hagen** 30:46
The RFP mentioned sustainability and energy efficiency strategies. Is there any requirements from funding sources or anything to meet any lead requirements?

 **Jeanot Muster** 30:56
Yep, we are aiming for LEED because the funding sources, which are currently unknown, are likely to require LEED silver, at least.
Does that answer your question, Ellen?

 **Ellen Hagen** 31:16
Absolutely, thank you.

 **Jeanot Muster** 31:18
Yep.
Yeah, the federal and state grants always require it, so...
Eddie.
What do you mean by far?
You can unmute yourself.

 **Kung, Eddie** 31:48
Yeah, Thu.
For the zoning, I think you can max out to 86,000 square feet and change for this development. Is that the intent to max out that square footage?

 **Jeanot Muster** 32:01
Yes.

Yeah.

I would, we would like to be able to accommodate future growth because, I mean, we've been growing quite a bit and I don't think we're going to end up building out all the floors, but we keep getting money to build out other programs.

And so we would like the square footage to be able to accommodate for that.

Yes, the build out of administration spaces will be part of this proposal because this is our headquarters. So the whole executive team will be housed here along with all the directors and high level managers for all the different programs.

So the hope was to is to get this orange space right here, which would then definitely help with accomplishing that.

But this is an unknown right here.

They were responsive, but are currently not responsive. The owners of the site, and they believe it's an old hookah lounge that's been closed for years.

But they are on the other side of the planet.

Ashley, yes, we are exploring all grants, including those.

And...

That is kind of why the RFP was written the way it was.

So.

It was to basically not, how do I say this, not exclude us from any grant possibilities.

The patient volume growth. So we are current, so we just installed in all our sites.

And the go live is, I think, beginning of next month. It's called Stat IO, and it allows to basically get graphics of flow patterns for staff and patients. And all that data will be available for.

Um...

for use in seeing the flow patterns for staff, like the medical providers, the nurses, the medical assistants, all of that. And then you'll also see how the patients are being moved around and the length of stay, all of that information, all those metrics will be available.

Does that answer your question, Carol? I don't have those numbers right now, but they will be provided.



Carole Kassir-Garcia 34:57

Okay, great. Thanks.



Jeanot Muster 34:58

Mhm.

The timeline is right now. We've been actively after them for, I think, the last nine months, trying to see if they'll sell to us. And we had, there was good discussions in the beginning, but they've kind of gone silent lately is what I know.

But...

We'll just have to plan both ways.

PB **PJ Bauser** 35:22

Nick.

 **Jeanot Muster** 35:25

Does that answer your question?

PB **PJ Bauser** 35:25

Okay, that's that was maybe the clarification, like how long in the design should we would we be hanging on to the the hope of acquiring the property versus?

 **Jeanot Muster** 35:34

Oh, well, yeah, I'm going to have to talk to the executive team and see where we're going to have to set a date where we just give up on it because it's going to seriously affect the design of it. But for the initial startup, let's just maybe plan for both ways, including the orange and

PB **PJ Bauser** 35:36

Yeah.

 **Jeanot Muster** 35:53

excluding the orange. And then when we, and then we'll have to, you know, I'll work with you to figure out like, where is our hard stop and get the executive team to also decide on a date. Does that answer?

So it's unknown right now, but we'll figure it out.

PB **PJ Bauser** 36:11

Yeah, thank you. Yeah, thank you.



Jeanot Muster 36:21

Any other questions?

Yes. So Carol's question, do we anticipate phase occupancy or phase construction considerations? So we are going to have an overlap of our lease in this building and in this new building. We'll probably be moving over the medical and dental parts first, and then after that, the administration pieces. So it will be phased. It's not all going to happen at once.



Carole Kassir-Garcia 37:02

Thanks.



Jeanot Muster 37:12

So, Crystal asked if I can describe the decision-making team governance structure for the project.

So for as part of the design process, like for example, the medical side, we will be bringing in the high level.

managers and directors of the medical programs, but we'll also be bringing in some of the actual people that do the work on the ground every day, because they actually use the space and would have the most insight on design.

Yeah.

And...

Then of course, you'll have, so I'm acting as project manager, but there will be a hired project manager. There is a current position open and we've been doing interviews.

That project manager will be.


coordinating, you know, bringing the right people in. So whether it's me or the soon to be hired PM, IPM.


Then once those decisions or ideas are drafted and put together, it will be taken to the executive team, which is the CEO, COO, CMO, CDO, CIO, and CFO.

I intend to have someone from finance present at all the meetings, so that way costs can be communicated to the CFO.


And there's an understanding of why these things are needed, because, you know, CFO is just going to see numbers and not want any of it. But if someone from his team can explain that, like, this is actually needed, and this is why, because they were present for the whole decision making process.


We'll have a better chance of getting things, you know, funded or approved, but... Yeah, the executive team will make the final decisions. A lot of it is likely to be, it's only going to be the high cost items that are likely to go to the exec team. The majority of the project is likely going to be just approval between me Ian is present and the project manager.
Does that answer your question?


 **Crystal Inge** 40:01
Yes, thank you.

 **Jeanot Muster** 40:02
Yeah.

Are there more questions?
Because if there aren't, I'll give you back some time.
and then meet everyone that's planning on attending.
And.
In what, an hour and a half?

 **Ian Munar** 40:42
You know, there's one thing I just wanted to make sure to share before the end of the session. I wanted to remind you all that the RFP webpage is active, and that's where we will be posting the information as well as a video of this.

 **Jeanot Muster** 40:48
Go ahead.

 **Ian Munar** 41:01
as well as any questions and answers that are obtained through the site walk. I'll go ahead and put it in the chat so you have the web page. And if you do have any additional questions that come up after this meeting, we do have a question template in the RFP. If you could fill those out.
out and you can email it to me at the email address listed on the RFP and I will route the questions appropriately and get responses posted on the web page.

 **Jeanot Muster** 41:36

And again, all these documents that I have up right now are going to be posted in like half hour or so.

So the video, the transcript, the notes from the site walk.

and these three documents, they will all be posted.

Support.

If there are no other questions, I will give back half an hour to your day and see.

A lot of you later.



Ian Munar 42:26

The.



Jeanot Muster 42:31

All right. Thank you all for attending. Since I see no other questions, I'm going to call it.



Jeffrey Goupil 42:39

Thank you.



Clayton Richenberg 42:40

Thanks.



Jeanot Muster 42:41

Yep.



Ritchey, Eric 42:41

Thank you.



Jeanot Muster 42:43

See you all later.



Carole Kassir-Garcia 42:43

Thank you.



Jeanot Muster 42:57

All right, I am, I'm mending the meeting.

stopped transcription